071.0	0001	0016.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 896,000 / 896,000
					USE VALUE: 896,000 / 896,000
					ASSESSED: 896,000 / 896,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRISON KRISTINA ETAL/ TRS
Owner 2:	TROY WENDT TRUST
Owner 3:	KRISTINA HARRISON TRUST
Street 1:	62 BEVERLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WENDT TROY -
Owner 2:	HARRISON KRISTINA -
Street 1:	62 BEVERLY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .251 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 2912 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10936.000	372,300		523,700	896,000
Total Card	0.251	372,300		523,700	896,000
Total Parcel	0.251	372,300		523,700	896,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.69 /Parcel: 307.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45105

GIS Ref

GIS Ref

Insp Date 10/22/18

!6028!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	372,300	0	10,936.	523,700	896,000		Year end	12/23/2021
2021	101	FV	359,300	0	10,936.	523,700	883,000		Year End Roll	12/10/2020
2020	101	FV	359,200	0	10,936.	523,700	882,900	882,900	Year End Roll	12/18/2019
2019	101	FV	292,400	0	10,936.	523,700	816,100	816,100	Year End Roll	1/3/2019
2018	101	FV	292,400	0	10,936.	448,800	741,200	741,200	Year End Roll	12/20/2017
2017	101	FV	292,400	0	10,936.	418,900	711,300	711,300	Year End Roll	1/3/2017
2016	101	FV	292,400	0	10,936.	359,100	651,500	651,500	Year End	1/4/2016
2015	101	FV	274,500	0	10,936.	321,700	596,200	596,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:11:15

LAST REV

Date	Time
09/21/21	11:25:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6028

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WENDT TROY,	1579-31	1	9/15/2021	Convenience	1	No	No		
FLOOD MARY F/TR	1564-78		10/23/2020		1,082,000	No	No		
FLOOD JOHN H &	1497-145		10/5/2016	Convenience	1	No	No		John H Flood dod 4/22/2020
	1042-169		4/1/1988		244,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2020	1528	Redo Bat	17,000	C				
5/17/2010	450	Wood Dec	1,500					REPLACE DECK
1/7/1994	9		1,000					WOOD/BURNING/STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
10/22/2018	Meas/Inspect	BS	Barbara S
4/23/2009	Meas/Inspect	189	PATRIOT
4/20/2000	Inspected	243	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45105
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10936		Sq. Ft.	Site		0	70.	0.68	4									523,654						523,700	

Total AC/HA:	0.25106	Total SF/SM:	10936	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	523,654	Spl Credit		Total:	523,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.20147061
Const Adj.:	1.00999999
Adj $ / SQ:	133.483
Other Features:	86500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	505797
Depreciation:	133530
Depreciated Total:	372266

COMMENTS

646-8922.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

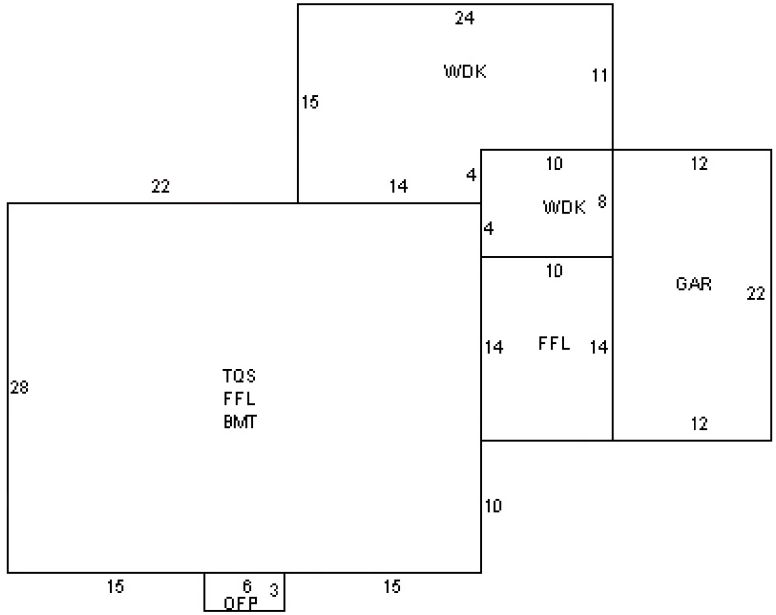
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.51
Special Features:	0	Val/Su Net:	103.59
Final Total:	372300	Val/Su SzAd	195.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,148	133.480	153,239
BMT	Basement	1,008	66.070	66,603
TQS	3/4 Story	756	133.480	100,913
WDK	Deck	400	8.590	3,434
GAR	Garage	264	24.710	6,525
OFP	Open Porch	18	44.440	800

Net Sketched Area:	3,594			Total:	331,514
Size Ad	1904	Gross Area	3846	FinArea	2912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: